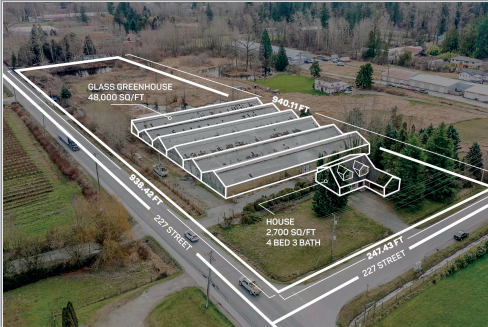


**Active**
**R2743692**

 Board: F, Detached  
 House with Acreage

**1568 227 STREET**

 Langley  
 Campbell Valley  
 V2Z 1K6

**\$2,299,000 (LP)**  
 (SP)


Days on Market: <b>0</b>	List Date: <b>1/5/2023</b>	Expiry Date: <b>12/29/2023</b>
Previous Price: <b>\$0</b>	Original Price: <b>\$2,299,000</b>	Sold Date:

Meas. Type: <b>Feet</b>	If new, GST/HST	Approx. Year Built: <b>1978</b>
Frontage (feet): <b>247.43</b>	Bedrooms: <b>4</b>	Age: <b>45</b>
Frontage: <b>75.42</b>	Bathrooms: <b>2</b>	Zoning: <b>RU - 3</b>
Depth / Size: <b>940.11(5.1)</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$5,720.08</b>
Lot Area (sq.ft.): <b>0.00</b>	Half Baths: <b>0</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>5.18</b>	Rear Yard Exp:	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	P.I.D.: <b>006-231-292</b>	Tour:
View: <b>No :</b>		
Complex/Subdiv		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

 Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

 Renovations:  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Sundeck(s)**

 Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking:	Covered Parking:	Parking Access:
Parking: <b>Add. Parking Avail., Garage; Double, Open</b>		
Driveway Finish:		
Dist. to Public Transit:		Dist. to School Bus:
Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:
Seller's		
Property Disc.: <b>Yes:</b>		
Fixtures Leased: <b>No :</b>		
Fixtures Rmvd: <b>No :</b>		
Floor Finish:		

 Type of Roof: **Asphalt**

 Legal: **LOT 20, PLAN NWP41661, SECTION 8, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

 Amenities: **Green House, Storage**

 Site Influences: **Shopping Nearby**

Features:

 Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main):	<b>1,500</b>
Finished Floor (Above):	<b>1,200</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>2,700 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,700 sq. ft.</b>
Fir Area (Det'd 2nd Res):	<b>sq. ft.</b>

 Suite: **None**  
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'x15'			
Main	Kitchen	12'x11'			
Main	Dining Room	12'6"x12'			
Main	Den	11'x10'			
Above	Primary Bedroom	16'x14'			
Above	Bedroom	14'x12'			
Above	Bedroom	13'x12'			
Above	Bedroom	13'x12'			
		x			
		x			
		x			
		x			
		x			

Bathrooms	Floor	#Pcs
	Main	<b>5</b>
	Above	<b>3</b>

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**  
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

 List Broker 3:  
**nav@farmsinbc.com**

 List Broker 2:  
 List Desig Agt 2:  
 Sell Broker 1:  
 Sell Sales Rep 1:  
 Owner: **\*\*Privacy Protected\*\* 1290072 B.C. LTD (Chiu Chak Chan)**  
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.**

Appointments:	<b>Touchbase</b>
Call:	<b>TOUCHBASE</b>
Phone:	<b>604-782-0988</b>

 Realor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must**  
 Remarks **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.**

**5.18 ACRES, HOUSES & GREENHOUSE. 2,700 SQ/FT home with 4 Bedrooms and 3 Bathrooms, the home will need TLC. Placed behind the home is a 48,000 SQ/FT glass greenhouse great for Nursery or Vegetable Businesses. Property has 600 AMP Electrical Service, Natural Gas, and a Drilled Well. Great high exposure with 2 road frontages 347.43' (227 Street) and 940.11' (16 Avenue). Back of the Greenhouse is a great location to build an additional greenhouse or large building. Close to all amenities, easy access to Fraser Highway, Highway #17, Highway #10, and USA Border.**